

Minutes Comprehensive Plan Implementation Committee, Monday, March 22nd, 2010,
2 p.m. DRAFT

Present: Burr Taylor, David Chipman, Robin Brooks, Louise Huntington, Planner
Carol Tukey

Minutes from March 8th were approved.

At the request of the Selectmen, we reviewed the map of private wharves in the Orr's Island bridge area. CPIC instructed the secretary to send a memo to the BOS suggesting the following:

- Add parking (back-in for safety)
- Provide storage space for traps
- Try to reduce the number of piers (currently 7) where feasible.

The Growth District Chart was reviewed, taking amenities, opportunities, and acres available into account. According to the scores generated, the best places in town for Growth Districts were chosen:

- #1 part of Cundy's Harbor
- #2 West Harpswell
- #3 South Harpswell
- #4 Orr's Island
- #5 Bailey Island
- #6 Mitchell Field
- #7 Town District

Notes: Because Orr's Island and Bailey Island are considered ³settled villages² that are already built out, no change in lot sizes will be suggested for those areas.

The Town District property is expected to continue to develop as a town center where future public buildings will be situated. There is the possibility for affordable housing here. Plans are already underway to put some of this land under a conservation easement for public use and enjoyment.

The table of Uses in Growth Districts was filled out. The primary reason for this work was to see if there were some uses we did not think should be permitted, given that a very wide spectrum of uses is currently allowed.

We will invite Bill Wells, Codes Enforcement Officer, to attend our April 12th meeting to help clarify the implications of some of the uses.

Agenda items April 12th include discussion of TV show #1 and the newspaper article.

Respectfully submitted,
Louise Huntington, secy/chair